

ENCHANGED FOREST PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting Minutes
Saturday, June 4, 2016

- 1) The meeting was called to order at 10 AM by President Tony Esson. The Pledge of Allegiance followed.
- 2) Roll call of Board members showed
Members Present: Tony Esson, Ron LeBourdais, Nancy Gregg, Polly Buchanan
George Lienerth, Tom Jeffery, Fred Novack, Laura Hart-Smith
Members Absent: Tony Shaler
- 3) Agenda - Approved as distributed.
- 4) Guests from Camp Grayling were introduced: Col. Larry Schloegl (new head), LTC Teresa Brown, SM Jim Ryba. They shared current and anticipated activities this summer (Aug. 6th especially). They encouraged residents to communicate questions and concerns to them.
 - a) Residents mentioned a few incidents that gave them concern; tell Ron L. or contact Jeremie Mead (Community Relations Specialist) directly at 989.344.6100. Taking cell phone pictures of concerns was recommended; they should be forwarded to Jeremie who can follow-up with the Command who violated procedures.
 - b) The new radar system for tracking planes was mentioned by residents; Col. Schloegl was not aware of such a system put in by the Army but the Air Force is installing new equipment.
- 5) The minutes from April 30, 2016 were approved.
- 6) President's Report – Tony Esson
 - a) A review of the Election Committee report was read; just three acceptable resumes were received for the three open positions. Thus the Board can award the seats/positions by acclimation; do this under New Business.
 - b) July 4th activities with the Annual Meeting were noted; finishing the external sides of the Clubhouse with our excess money will be discussed at that meeting.
 - c) Dumpster Day went well with only one bin used.
- 7) Treasurer's Report – Nancy Gregg
 - a) Current balance is \$206,778 and some of this may be used to finish the outside walls of the Clubhouse.
 - b) Total in dues owed is \$160,839 (down from last month). Only about \$20,000 is from the current year; most are more than one year old. Past owners who owe us is about 35 people within this total.
 - c) We are moving to a new collections agency to see if they have more success than the past agency used. Sherice clarified how liens are processed and the cost of doing that versus sending cases to a collections agency.

8) Managers' Reports

- a) Business Manager – Sherice Esson (Homemade stress balls were distributed to Board members)
- i) Brooke Joyner was introduced who is running for Otsego Lake Township Clerk and lives in Guthrie Lakes.
 - ii) Propane for this year will be from Suburban who gave us the best deal; details are posted on the website.
 - iii) She requested two copies of the current credit card account to simplify purchasing by herself and Tom; this was approved.
 - iv) She requested that two lots be written off due to unique circumstances that she explained; Lot #327 for \$1282, and Lots #625-626 for \$1400 each. Motion: To write all three lots off; *motion passed*.
 - v) Discussion followed on the 7 lots EFPOA owns and what to do with them; we pay the taxes on them and get no dues.
 - (1) Have we tried to market these lots to adjoining lot owners?
 - (a) Posting available lots at the Clubhouse, and on our website is not working.
 - (b) Consider:
 - (i) sending letters to adjoining lots owners,
 - (ii) putting an ad in the paper,
 - (iii) listing them on Craig's List, and
 - (iv) putting "Free Land →" sign at the Waters exit.
 - vi) Community Garage sale scheduled on June 25/26 from 9 to 5 pm; maps with those participating will be distributed. Can do it at your home, or bring things up to the Clubhouse parking lot.
 - (1) Selling some of the old Clubhouse furniture, and some of the canoes and row boats was suggested due to little use. Selling them on Craig's List was suggested that would bring in more than selling them at the Garage Sale.
 - (a) We definitely need more kayaks; they are more popular.
 - (b) The managers were asked to come back with a proposal on what to do.
 - (c) Motion: Sell one canoe for \$200 (or best offer) on Craig's List as a test. *Motion passed*.
 - (2) Posting Boat House hours on the boathouse, AND at the Clubhouse, AND online was suggested for clarification to residents and guests.
 - vii) Changing credit bureaus was discussed; going to Mid-Michigan Credit Bureau.
 - (1) The fee charged for their services was discussed; our Bylaws allow us to charge collection fee back to the seller.
 - (2) 31 lots going to them for collection; if we are willing to accept something less than the full amount owed is to be done on a case by case basis. Many are past owners.
 - (3) The need to get the Soc. Security number of residents in order to process these claims was discussed in order to complete the collections process; we can ask for this information on a "Lot Owner Information Form" but they can refuse to give it. Sherise can draft such a form to bring to the Board.

- viii) Sherice will duplicate information on Oak Wilt to distribute at the Annual Meeting.
 - ix) Ceiling light fixtures and updating the old, large black fixtures was discussed.
 - (1) Improved efficiency (6X more efficient) of new fixtures was discussed.
 - (2) Motion - Sell and replace two large black light fixtures with something more efficient. *Motion passed.*
- b) Facilities Supervisor – Thomas Hall
- i) The recent malfunction of the air conditioner situation was discussed; pollen plugged ours up but is ok now.
 - ii) Beach sand options were discussed; one cheaper, one more & washed. Prices were discussed and how trucks (lg vs. sm) and equipment can deliver and spread sand on the beach. Getting it done for the summer season is important.
 - (1) The high water & lake levels this year were discussed, and the plugged up culver south of Guthrie Lake is being kept clear by the military. Hopefully that will help lower lake levels.
 - (2) The weight of trucks to bring in the sand may be an issue; Tom was asked to get details from Northern on getting it done this month and what it would cost. Motion: Buy less expensive sand, and Tom is to get a revised price on getting it delivered and spread this month. *Motion passed.*
- 9) Committee Reports
- a) Activities – Sherice Esson – She reported the following activities:
 - i) Garage & Bake Sale the weekend of June 25-26 from 9 to 5; a map of those households participating will be distributed at the Clubhouse.
 - ii) Picnic Potluck after the Annual Meeting, July 2 at 3 pm at Legend Park; hot dogs/hamburgers provided.
 - iii) Pizza night – Sat. June 25 at 5:30 PM
 - iv) Property Owners Directory Update - Residents were reminded to make sure their information is up-to-date; a copy is on the Clubhouse counter to note any changes. A revised directory will be distributed at the Annual Meeting.
 - b) Budget & Finance – Tony Esson – No report
 - c) Building & Grounds – George Liernerth – No report.
 - d) Bylaws, Rules & Regulations – Laura Hart-Smith – No report.
 - e) Deeded Restrictions – Fred Novack, Tom Jeffery – No report (Waiting for opinion from attorney)
 - i) Sherice requested wording to include with annual dues notices so we can get a vote back from residents about simplifying and changing Deed Restrictions in the future. A legal interpretation of how we can get it changed and updated is still needed. Ask attorney to give us wording to include in next dues notice.

- (1) A recommendation from the committee on how voting standards might change while maintaining EFPOA standards was requested.

f) Employee Relations – Ron LeBourdais – All going well.

g) Military/Government Relations – Ron LeBourdais

- i) There have been recent discussions on low fly-overs (and new radar equipment being installed), and high water levels from plugged up military culvers which the military will continue to monitor.
- ii) The summer months will be very busy with additional military training going on in Grayling. Any training information Ron gets will be put on the web.

10) Old Business

- a) Updating the 12 EFPOA Board Position Descriptions is in process; some individual suggestions for changes have been forwarded to Polly. Those still missing will be notified so that all changes can be incorporated for consideration and approval at the next Board meeting.
- b) Clarification on definition of “front of the house” on lake lots is yet to be done with the attorney. The arrows on the lot diagrams are confusing; adding an out building after an attached garage needs clarification.
 - i) A new attorney is being considered.
- c) How to use/spend our “extra” money will be discussed at the Annual Meeting (finish clubhouse exterior? Invest it?) Tony will do a rendering to show exterior clubhouse options with an updated estimate to be shared at the Annual Meeting.

11) New Business

- a) Filling Open Board Positions – Motion: By Board acclimation, the three open seats on the Board will be filled by Nancy Gregg, Ron LeBourdais and Chad Canda.
Motion passed.
- b) Pool Safety – Concern was expressed by a resident about having some kind of gate at the top of the stairs to control kids from going down to the pool without supervision. Such a gate would require certain “landing areas” on each side, and with our stairway layout, that would be impossible.
- c) For the Annual Meeting, a better microphone system is needed so everyone can hear easily; Tom is working on fixing the built-in speakers so they are more effective for those in the back of the meeting room.
 - i) Buying a new microphone system was already approved and can be done if the older system can’t be improved.
- d) New blinds on the east windows look great, Sherice!

12) Motion to adjourn was made at noon.

Current Board Members and Officers:

President: Tony Esson

Vice President: Ron LeBourdais

Treasurer: Nancy Gregg

Secretary: Polly Buchanan

Directors: Fred Novack, Tom Jeffery, George Lienerth, Tony Shaler, Laura Hart-Smith